



- ***NO UPPER CHAIN***
- Lounge; Study
- Family Bathroom with Shower
- Sought After Location

- Guest Bed with En Suite
- 24' Kitchen/Diner with French Doors
- Master Bed with En Suite & Balcony

- Cloaks/WC
- 5 Bed Detached House
- South Facing Garden; Garage

Situated in an excellent location within this sought after development, within the catchment area of the highly regarded local school, this 5 bedroomed detached house offers spacious, flexible and well appointed family accommodation over 3 floors. With gas fired central heating, sealed unit double glazing and the remainder of the NHBC certificate, the ground floor has high specification polished tiled floors throughout the kitchen, hall, wc and study and all bathrooms have upgraded tiling. The Reception Hall leads to the Cloakroom/WC, with wc and wash basin. The Lounge is to the front, as is the Study. The 24' Lounge/Dining Room is well fitted with a range of high gloss wall and base units with upgraded granite work surfaces, split level oven, 4 ring Induction hob with extractor over, integral fridge, freezer, washer/drier and dishwasher with matching doors and French doors to the rear garden. Stairs lead from the hall to the First Floor Landing, with cupboard housing the pressurised hot water system. The Guest/Bedroom 2 is to the front, with its own En Suite Shower/WC, fitted with wc, wash basin and shower cubicle with mains shower. Bedroom 3 is to the rear, with Bedroom 4 to the front and Bedroom 5 to the rear. The family Bathroom/WC has a low level wc, pedestal wash basin and panelled bath with mains shower over and shower screen. Stairs lead to the Second Floor Landing and the Master Bedroom, with walk in wardrobe, 2 Velux roof lights, French doors opening to a Balcony and En Suite Shower/WC with wc, wash basin and shower cubicle with mains shower. There is a Garage with electricity and driveway.

Externally, there is a small lawned Front Garden with wrought iron fence and path to the front door. The Rear Garden is South facing, with decking and lawn beyond, ideal for family use.

Newcastle Great Park is ideal for modern family living with good road and public transport facilities into Gosforth, the city, airport and other surrounding areas

Reception Hall

Cloakroom/WC 5'6 x 3' (1.68m x 0.91m)

Lounge 14'2 x 11'7 (4.32m x 3.53m)

Study 10'4 x 8'5 (3.15m x 2.57m)

Kitchen/Dining Room 24'5 x 10'8 (7.44m x 3.25m)

First Floor Landing

Guest/Bedroom 2 12'10 x 12'9 (3.91m x 3.89m)

En Suite Shower/WC 6'2 x 6'3 (max) (1.88m x 1.91m (max))

Bedroom 3 12'2 x 9' (+dr recess) (3.71m x 2.74m (+dr recess))

Bedroom 4 10'10 x 8'6 (3.30m x 2.59m)

Bedroom 5 8'10 x 8'8 (2.69m x 2.64m)

Bathroom/WC 8'8 x 6'2 (2.64m x 1.88m)

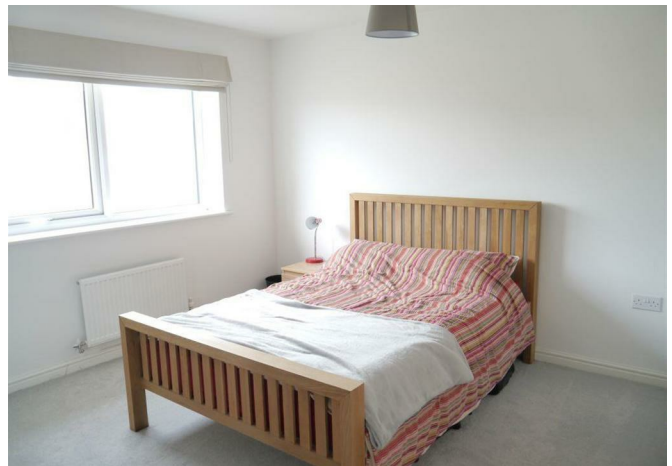
Second Floor Landing

Bedroom 1 15'9 x 13'2 (4.80m x 4.01m)

Balcony

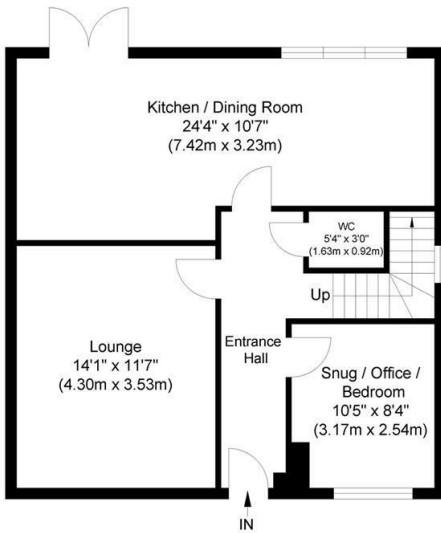
En Suite Shower/WC 5'10 x 8'4 (max) (1.78m x 2.54m (max))

Garage

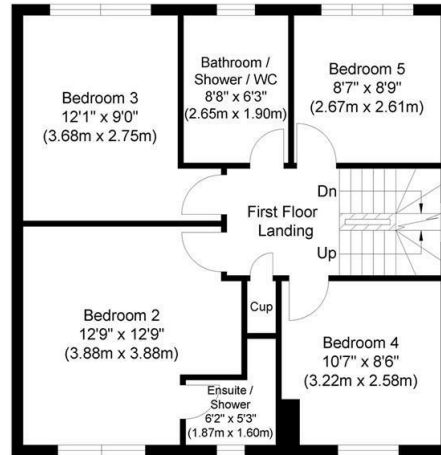




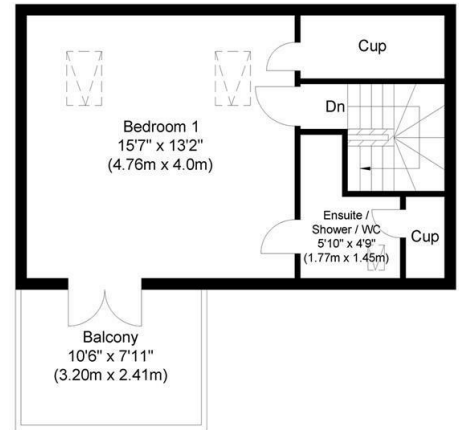
Energy Performance: Current C Potential B
Council Tax Band: F
Newcastle City Council: 0191 278 7878
Brunton First School: 0.2 Miles
Newcastle International Airport: 6.6 Miles
Newcastle Central Railway Station: 7.9 Miles



Ground Floor
Approximate Floor Area
609.34 sq. ft.
(56.61 sq. m)



First Floor
Approximate Floor Area
609.34 sq. ft.
(56.61 sq. m)



Second Floor
Approximate Floor Area
372.96 sq. ft.
(34.65 sq. m)

Illustration for identification purpose only, measurements are approximate, not to scale.



These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.